

City of Redmond Capital Facilities Plan – 2025-2030: *General Government Facilities*



Introduction/Purpose

The Washington Growth Management Act (GMA) requires that communities plan for capital facilities in order to support future growth. The purpose of this plan is to ensure compliance with the GMA and help the City plan for its general government facilities as part of the Redmond 2050 Comprehensive Plan.

The City fulfills some GMA requirements for capital facilities through the development and adoption of functional plans, as described in the Capital Facilities Element. The Element also provides guidance on what those functional plans should include (see CF-1 and CF-2).

The intent of the City of Redmond Capital Facilities Plan – 2025-2030 is to ensure that the City's capital facilities planning and projects for general government facilities, not covered elsewhere in the City's adopted functional plans, have been reviewed and adopted as part of the City's Comprehensive Plan.

This plan helps ensure compliance with RCW 36.70A.070 (3) (d), namely -

at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes;

General government facilities included for this Plan include community centers, park facilities, fire stations, police stations, City Hall and other administrative facilities, the City's Maintenance and Operations Center (MOC) and other maintenance facilities, and other facilities not covered in an existing functional plan.

The planning horizon for general government capital facilities will be extended to the year 2050 at a later date, consistent with the Redmond 2050 Comprehensive Plan.

Guiding Principles

The Guiding Principles for the Capital Facilities Plan is noted in Policy FW-CF-1 in the City's Capital Facilities element:

Plan, finance, build, rehabilitate, and maintain capital facilities and services consistent with the following principles:

- Provide facilities and services that support the City's vision and Land Use Plan as articulated in the Redmond Comprehensive Plan;

- Ensure that capital facilities are resilient, sustainable, well designed, attractive and safe;
- Provide facilities and services that protect public health and safety;
- Ensure equitable and adequate provision of needed infrastructure and services;
- Allocate infrastructure funding responsibilities fairly;
- Ensure that the costs of capital facility improvements are borne in proportion to the benefit received;
- Optimize strategic actions and investments over near-, mid-, and long-term portions of the Comprehensive Plan's 2050 planning horizon while recognizing the need to retain flexibility to leverage opportunities and respond to changing conditions; and
- Provide reasonable certainty that needed facility and service improvements are completed in a timely manner.

Existing Facilities

General Government Facilities

The City owns, leases, and operates numerous facilities (buildings) that serve various purposes, enabling the City to provide administrative, maintenance, and critical services to the community. These services include public safety, parks, human services, public works, planning and development, and city government administration. Managed by the Parks and Recreation Department, the City's inventory includes 27 core facilities located on 13 sites, totaling over 500,000 square feet. Most of these buildings were constructed between 1952 and 2005. Facilities include administrative offices, public safety buildings, community and recreation centers, parking garages, and maintenance buildings.

Public Works and Parks Operations are based at the 8.6-acre Maintenance and Operations Center (MOC) in Southeast Redmond. The MOC has fourteen major and minor structures, including administrative offices, crew support spaces, shops, a decant facility, and storage for vehicles and materials.

Parks and Recreation Facilities

Redmond's Parks and Recreation facilities include three community centers: the recently constructed Redmond Senior & Community Center, the Old Redmond Firehouse Teen Center, and the Redmond Community Center at Marymoor Village (RCCMV), in addition to the Redmond Pool. These facilities are dedicated to offering a wide array of programs and events tailored to meet the needs and interests of community members spanning all age groups and abilities. They are an option for residents to cultivate active and healthy lifestyles fostering greater social and communal connections within the Redmond community.

Fire and Emergency Medical Response

The Redmond Fire Department serves both those within city limits and people within King County Fire District 34 boundaries, providing a full range of fire suppression and emergency medical response services. The Fire Department operates a total of nine facilities, seven of which are fire stations. There is also a fleet maintenance building and an office annex building used to coordinate the Mobile Integrated Health program and store Emergency Management program supplies. The Fire Department's stations are within a 45-square mile service area.

Police Facilities

The Redmond Police Department provides public safety services and community outreach. As police staffing and the City's population continues to grow, plans are in place for capital facility improvements and additional equipment to ensure quality public safety. The Police Department's sole capital facility is the Public Safety Building on the Municipal Campus.

Future needs

Growth will increase demand for capital facilities. New and upgraded facilities will be designed and built to advance the City's goals for sustainability, resilience, and equity and inclusion.

The City will need to upgrade existing, or build new facilities to mitigate the impacts of climate change, reduce vehicle miles traveled, and reduce greenhouse gas emissions. These facilities must also be resilient against natural hazards, such as earthquakes, floods, and wildfire smoke, and serve as reliable community resources during disaster events and emergencies.

The City will ensure that as it builds new facilities, or upgrades existing facilities, the needs of underserved and overburdened communities are met, and that additional facilities do not have disproportionately negatively impact those communities.

Major capital facility needs over the next 20 years include:

- A new Maintenance and Operations Center (MOC) for public works and parks operations,
- New and upgraded fire stations and fire facilities, most urgently Station 11/Fire Headquarters in Downtown Redmond and a dedicated fire training facility.
- A new public safety building, second police building or precinct to provide increased services to the Overlake area,
- Facility upgrades to support climate resiliency and sustainability goals and to help achieve City's greenhouse gas reduction targets.
- Update and provide ADA accessibility and compliance with federal guidelines, including but not limited to ensuring reasonable access on older pavements, parking, playgrounds, picnic amenities, restrooms, and recreational elements.
- Expand and enhance Park facilities to support future demand by acquiring additional community center space for parks accessory facilities.

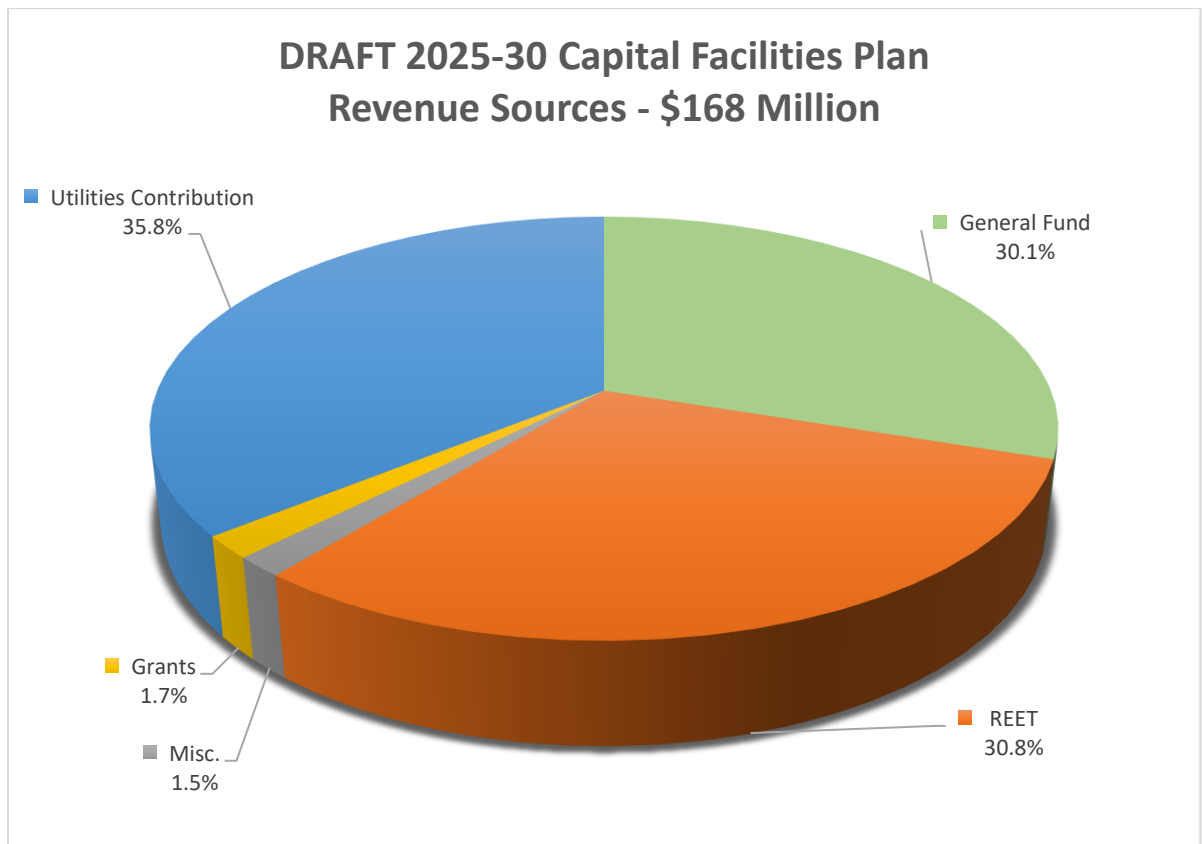
- A City Hall annex for administrative offices to support future growth in Overlake.

Revenue Sources

The following revenue sources can be used to fund the city's general government facilities. Identified revenues for the 2025-2030 Capital Facilities Plan are shown in Figure 1. The proposed Maintenance and Operations Center will also include revenue from the City's utility fees.

- **General fund**
 - The General Fund supports most of the tax funded operations of the City, such as Police, Fire, Parks and Recreation, Planning and Community Development, Public Works (excluding utilities) and Administration (Executive, Finance, Human Resources, and Technology & Information Services). These contributions are supported by general sales, property, and utility taxes.
- **Grants**
 - This category includes grant support from the federal, state, or other local governments. American Rescue Plan (ARP) funds can be used to fund some projects in the Capital Facilities Plan.
- **Impact fees**
 - RCW 82.02.050(2) authorizes cities planning under the Growth Management Act to assess, collect and use impact fees to pay for transportation, fire, park and school facilities needed to accommodate growth. These impact fees are restricted to capacity building projects that mitigate the impacts of growth in the community. The Capital Facilities Plan does not have any projects that will utilize Fire and Park impact fees.
- **Other agencies**
 - Provide additional funding to projects by other agencies, such as Sound Transit or other cities.
- **Real Estate Excise Tax (REET)**
 - REET is a 0.5% tax on the sale of real estate inside Redmond city limits and is restricted to expenditures on capital investments.
- **Miscellaneous sources**
 - Includes discretionary revenue such as interest earnings.
- **Utilities Contribution**
 - The City's utilities will contribute funding to the proposed Maintenance and Operations Center. Utility fees are used to support capital infrastructure construction and maintenance in Redmond's utilities.

Figure 1



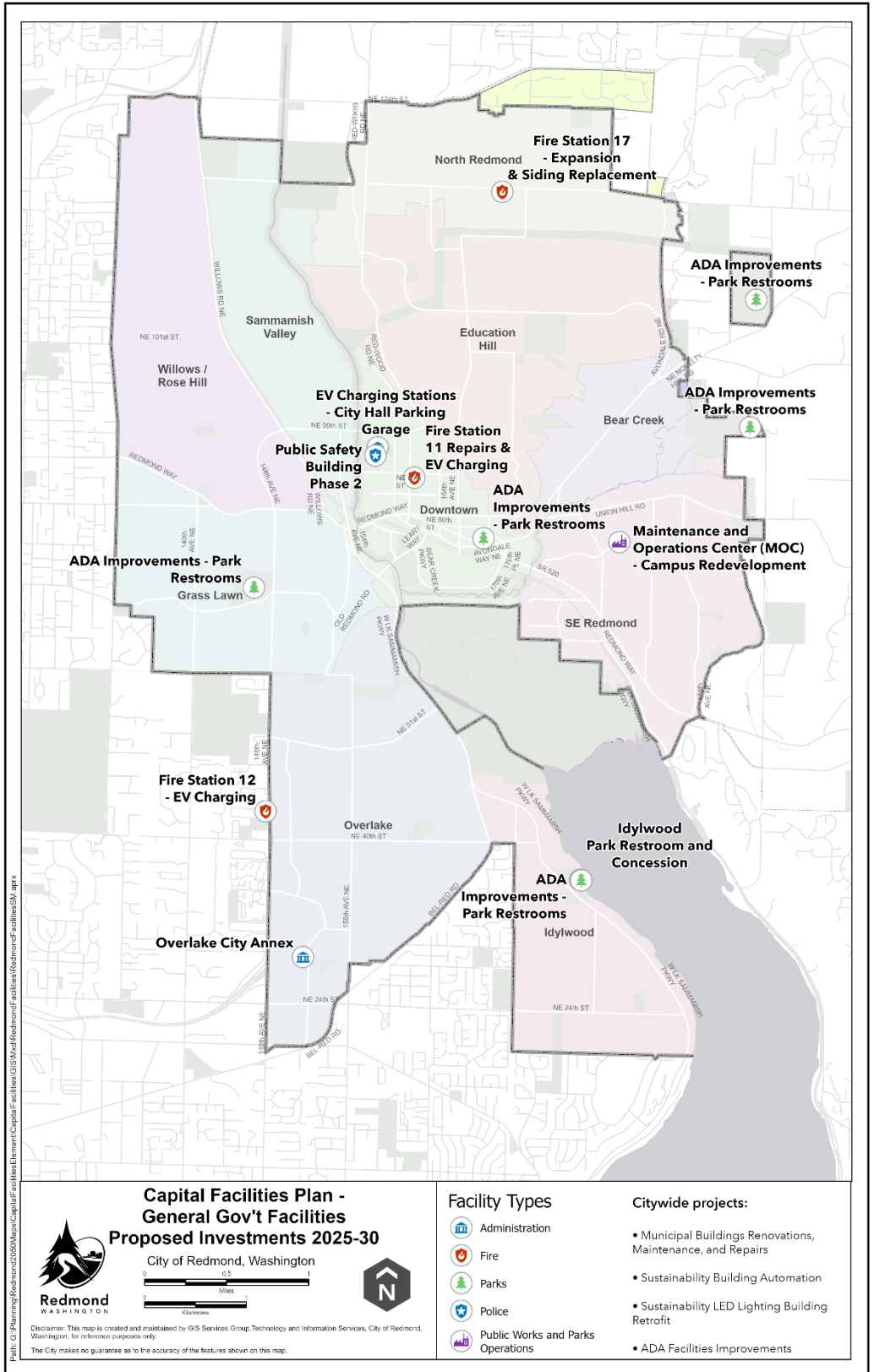
Proposed facilities projects – 2025-30

The following table shows proposed projects for general government facilities that the City is proposing to include in the upcoming Capital Investment Program for 2025-30. These projects are identified based on needs (such as maintenance) as well as support for the City’s vision and goals. Locations can be found in Figure 2.

Project name	Location	Description	Costs: 2025-30	Funding sources	Supports Redmond 2050 Themes		
					Sustainability	Resiliency	Equity and Inclusion
Climate Resilience and Sustainability Investments - general							
Sustainability Building Automation (Energy Management System) - Heating, Ventilation, and Air Conditioning (HVAC) Controls	Citywide-multiple Occupied Municipal Buildings	Install building automation system to provide consistent scheduling, control and monitoring of lighting and HVAC settings and system performance at city occupied buildings.	\$506,049	General Fund	✓		✓
Sustainability LED Lighting Building Retrofit	Citywide- Multiple Occupied Municipal Buildings	Replace existing lighting in city occupied buildings with energy efficient LEDs.	\$801,518	General Fund	✓		
Administrative Facilities							
ADA Facilities Improvements	Citywide	Improvements to decrease barriers and increase accessibility to City facilities	\$1,500,000	General Fund			✓
Municipal Buildings Renovations, Maintenance and Repairs	Citywide	Various maintenance projects in City facilities.	\$1,500,000	General Fund		✓	
Overlake City Annex	2877 152 nd Ave NE Overlake	Provide a city administrative annex office in the Overlake neighborhood.	\$618,000	General Fund		✓	✓
EV Charging Stations Phase 2	City Hall Parking Garage- Downtown	Support the ESAP implementation and the Climate Emergency Declaration by adding level 2 charging stations to accommodate the City’s growing fleet of electric vehicles.	\$794,946	REET	✓		
Parks and Recreation Facilities							
ADA Improvements - Park Restrooms	Citywide- Multiple Anderson Park, Farrel-McWhirter, Grasslawn, Idylwood and Perrigo Parks	Renovate restrooms in community parks to address priority ADA deficiencies identified in 2019 Parks ADA Transition Plan	\$1,114,960	General Fund			✓
Idylwood Park Restroom and Concession	2650 W. Lake Sammamish Pkwy NE Idylwood	Construction of a new Idylwood Park restroom and concession facility.	\$5,317,574	General Fund, REET, Grants	✓		✓
Fire Facilities							
Fire Station 11 Repairs	8450 161 st Ave NE Downtown	Improvements to Fire Station 11 and Medic One building shell and systems were identified as deficiencies in the Facilities Condition Assessment.	\$3,422,071	REET, Misc.		✓	✓
Fire Station 11 & Fire Station 12 Electric Vehicle Charging Stations	Downtown and Overlake	Install EV charging infrastructure at Fire Stations 11 and 12 to support new electric vehicles.	\$903,000	Grants, REET	✓	✓	

Project name	Location	Description	Costs: 2025-30	Funding sources	Supports Redmond 2050 Themes		
					Sustainability	Resiliency	Equity and Inclusion
Fire Station 17 Siding Replacement	16917 NE 116th St Education Hill	Replacement of exterior siding.	\$1,119,620	General Fund, Misc.		✓	
Fire Station 17 Expansion	16917 NE 116th St Education Hill	Expansion of facility to accommodate staff.	\$390,000	General Fund	✓	✓	
PPE Management - Storage and Extractors	Citywide	Additional storage and cleaning facilities for personal protection equipment at multiple fire stations.	\$368,000	Grants		✓	✓
Public Works and Parks Operations							
Maintenance and Operations Center (MOC) - Campus Redevelopment	18080 NE 76 th ST SE Redmond	Redevelopment of the Maintenance and Operations Center, including potential relocation of fleet maintenance or park maintenance and operations.	\$146,456,404	General Fund, REET, Utilities CIP Fund	✓	✓	✓
Police Facilities							
Public Safety Building Phase 2 (Mechanical and Electrical)	8701 160 th Ave NE Downtown	Complete mid-life investment in facility as recommended in the facilities strategic plan for functional modernization, operational repairs and system replacement.	\$3,074,796	General Fund, Real Estate Excise Tax, Misc		✓	
TOTALS			\$167,886,938				

Figure 2 - Locations of Proposed Capital Facilities



Resources

The following documents have been reviewed and utilized to support development of the Redmond Capital Facilities Plan:

- Facilities Condition Assessment (2024)
- City of Redmond Facilities Strategic Management Plan (2019)
- Vision Blueprint – Redmond’s Capital Investment Strategy 2013-30 (2011)
- Redmond Fire Department 2022-2027 Strategic Plan
- Redmond Fire Department 2022 – 2027 Standards of Cover Plan
- Redmond Police Department Functional Plan 2022-2040, approved 2022

Comprehensive Plan requirements

RCW 36.70A.070 (3) requires planning for capital facilities, including park and recreational facilities.

Requirements include:

- a. An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- b. forecast of the future needs for such capital facilities;
- c. the proposed locations and capacities of expanded or new capital facilities;
- d. at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- e. a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.

Policies in Redmond’s Capital Facilities element provide a process for requirements (a) – (d) to be met in the Capital Facilities Plan – 2025-2030.